

20120323000101690 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/23/2012 02:47:38 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

FHA CASE NO.: 0115759030703

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to **BAC Home Loans Servicing, LP**, the grantor, as party of the first part, by The Secretary of Housing and Urban Development of Washington, D.C., as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, its successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

Commence at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama, and run in a northerly direction along the East line of said quarter-quarter (as found) a distance of 701.60 feet to a 1" open top iron found by a fence corner; thence turn an angle of 92 degrees 14 minutes 54 seconds to the left and run in a Westerly direction a distance of 558.99 feet to the point of beginning; thence continue along the last described course, a distance of 423.11 feet to a point on the Easterly right of way line of Interstate Highway No. 65; thence turn an angle of 106 degrees 12 minutes 07 seconds to the left and run in a Southeasterly direction along said right of way line, a distance of 210.0 feet to a point; thence turn an angle of 73 degrees 47 minutes 53 seconds to the left and run in an Easterly direction a distance of 319.11 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the left and run in a Northwesterly direction a distance of 106.0 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the right and run in an Easterly direction a distance of 104.0 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the left and run in a Northwesterly direction, a distance of 104.0 feet to the point of beginning. According to survey of Joseph E. Conn, RLS #9049, dated December 10, 1987. SUBJECT TO THE FIRST MORTGAGE dated December 22, 1997, from Gerald G. Harrell, Jr. and wife, Myra D. Harrell, to Blazer Financial Services, Inc. recorded in Instrument #1997-41341 in Probate Court records of Shelby County, Alabama.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

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This deed shall be **EFFECTIVE** the 25<sup>th</sup> day of March, ~~2010~~ 2012.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned

officers, thereunto duly authorized, this the 14<sup>th</sup> day of November, ~~2009~~ 2010.

BAC Home Loans Servicing, LP

AFFIX CORPORATE SEAL

BY: 

**Ann Marie Cook - Vice President**

Its: \_\_\_\_\_

ATTEST: 

Its: **Brian Zamani - Vice President**

State of California

County of Ventura

On November 4, 2010 before me, Cindy Habib, personally appeared Ann Marie Cook, Brian Zamani, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

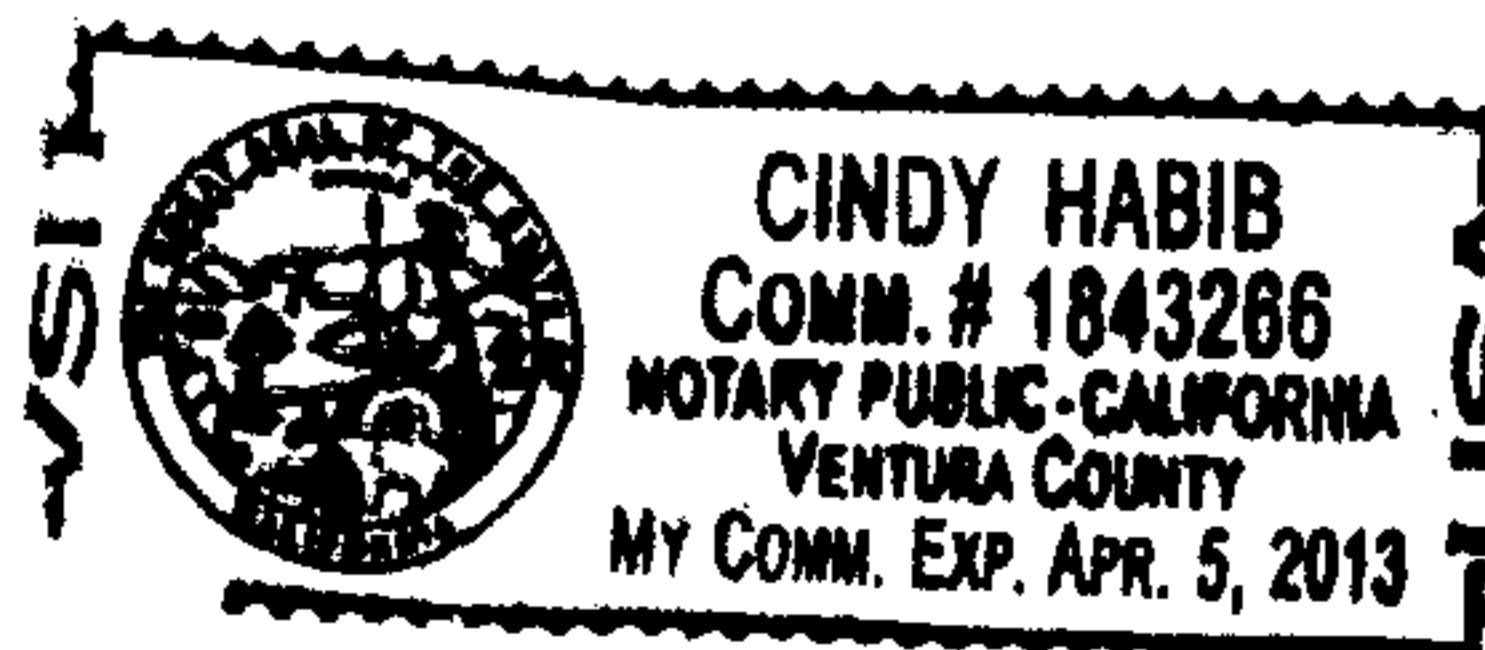
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

**Cindy Habib**

Grantee's Address:



**Secretary of Housing & Urban  
Development  
600 Beacon Parkway West  
Beacon Ridge Tower Suite 300  
Birmingham, AL 35209**

This instrument was prepared by  
William S. McFadden  
McFadden, Lyon & Rouse, LLC  
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Mobile, AL 36609  
**Myra Armstrong and Jerry Dean Armstrong  
2474-8569**